

Town of Greece Outdoor Seating Area Design Guidelines



Town of Greece
Office of Planning and Zoning
Planning and Economic
Development

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Purpose

The intent of these design guidelines is for the construction/installation of permanent outdoor seating areas and to ensure the safe and quality appearance of outdoor seating for restaurants throughout the Town of Greece. The Town of Greece permits outdoor seating areas for all restaurants and these guidelines contain the elements and standards that are reviewed when permitting an outdoor seating area.

Application Procedure

To establish an outdoor seating area for a restaurant, the property owner/operator shall apply for approval of a Minor Improvement Plan (MIP) through the Office of Planning and Zoning. In the instance where the number of outdoor seats does not exceed ten (10%) percent of the existing indoor seating capacity, including decks and patios, an outdoor seating area could be eligible for a waiver of the requirements of obtaining approval for a MIP. To apply, the following should be submitted:

- A Complete Application Form and Letter of Authorization from the Property Owner or Lease.
- Site Plan: A scaled plan showing the proposed outdoor seating area with dimensions and measurements. The plan should include, but not be limited to the following:
 - Location and number of tables and seats
 - Any new light fixtures and sources
 - Any noise generating equipment (e.g. outdoor speakers)
 - Any other equipment (e.g. refuse containers, outdoor cooking equipment and heaters, storage cabinets, etc.) that serves the outdoor seating area
 - Additional information may be required depending on the particular application.

Once submitted, the MIP will be reviewed by approved by the Office of Planning and Zoning, with consultation from the Town's Fire Marshal, Technical Services Department, and/or Engineering Staff. For application materials, information, or questions, please contact the Office of Planning and Zoning at 585-723-2344 or visit in person at the Service Mall Entrance of Greece Town Hall.

Occupancy

The occupancy limit for an outdoor seating area shall be established the Town of Greece and/or applicable Building and Fire Codes

Music/Noise

All outdoor seating areas and associated music and noise shall comply with the Noise Ordinance of the Town of Greece and shall not impact adjoining properties or uses.

Lighting

All exterior lighting serving an outdoor seating area shall comply with Section 211-35 of the Town of Greece Zoning Ordinance, which states the following:

- **Light Spill.** No exterior spotlighting or other high intensity lighting on a property shall spill onto an adjacent public highway right-of-way or onto adjoining properties unless expressly permitted by the Planning Board.
- **Shielding Light Sources.** The source of any outdoor light which is permitted shall be shielded so that it is not visible when viewed off the site. Exempt from this requirement are incandescent lights which are located near an entrance to a principal building and low-voltage light (as define in National Electric Code) not more than 18 inches above grade that also delineate a walkway or access to a building.

In certain instances, where this a potential impacts to neighbors, applications for outdoor seating areas shall include a photometric analysis (point plot) of proposed light intensities.

Barriers

Barriers (e.g. decorative walls, fences, planters, rope, etc.) are visually appealing and help to separate the dining area from a parking area and/or sidewalk. All barriers must be maintained in good visual appearance, without visible fading, dents, tears, rust, corrosion, or chipped or peeling paint. Any barrier proposed for an outdoor seating area should be visually compatible with the exterior appearance (that is, materials, colors, and architectural style) of existing buildings.

For outdoor seating areas in close proximity to parking areas and/or roadways, barriers should be constructed in a manner that incorporate vehicle impact protection elements, per the New York State Uniform Fire Prevention and Building Codes, which states the following:



Guard posts shall comply with the following requirements:

- Constructed of steel not less than four (4) inches in diameter and concrete filled.
- Spaced not more than four (4) feet between posts on center.
- Set not less then three (3) feet deep in a concrete footing not less than a fifteen (15) inch diameter.
- Set with top of the posts of not less than three (3) feet above ground.
- Located not less than three (3) feet from the protected object.

